THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200426405**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $269,000.00. Affiant Subscribed and sworn to before me, this 18th day of May, 2020. Notary Public My Commission Expires: 11-8-22

REGINA V SULLO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2022

Karen Johnson Davidson County
Batch# 404826 DEEDWARR
05/22/2020 10:13:30 AM 2 pgs
Fees: $13.00 Taxes: $995.30
20200522-0053404

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Alexander Banks and Kristen Banks 3933 Stephens Ridge Way Antioch TN 37013	New Owner	Tax Parcel ID No. 173 16 0A 208.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kristy Mayfield, n/k/a Kristy M. Edwards, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alexander Banks and Kristen Banks, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 132, on the Final Plan of Hidden Creek, Phase 4, Section 1, as shown on plat of record in Instrument No. 20050714-0081682, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Kristy Mayfield, a single woman by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, of record in Instrument No. 20060606-0066999, in the Register's Office of Davidson County, Tennessee, dated May 23, 2006 and recorded on June 06, 2006.

Said property was never the primary marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hidden Creek, Phase 4, Section 1, as recorded in Plat Instrument No. 20050714-0081682.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20020514-0059176; as supplement recorded in Instrument Nos. 20050930-0117904, 20050930-0117906, 20060828-0105537 and 20060828-0105538; as amendment recorded in Instrument Nos. 20030313-0033781, 20050308-0025065, 20090908-0084135 and 20190814-0081403.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20020320-0034487.

This is improved property located at 3933 Stephens Ridge Way Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of May, 2020.

Kristy Mayfield n/k/a Kristy M. Edwards

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kristy Mayfield n/k/a Kristy M. Edwards, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of May, 2020.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

True Copy Certification

I, John A Bell Sr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally appeared before me, [illegible] a notary public for this county and state, John A Bell Sr. who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's signature

My Commission Expires: 3-8-2021
Notary Seal (if on paper)

LISA L. LOWMAN
NOTARY PUBLIC
TENNESSEE
DAVIDSON COUNTY